



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Jeffrey Pittner

Address: 1301 Cheltenham Dr.

Bensalem Pa 19020
BENSALEM 2018

Phone No. _____

Owner's Name: Same As Above

Address: _____

Phone No. _____

Attorney Name: N/A

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|---|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) | |

Rear yard Setback

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-071-104
Location: 1301 Cheltenham Dr. Bensalem Pa 19020
Lot Size: .2780 acres
Present Use: Residential home
Proposed Use: Residential home
Present Zoning Classification: Residential
Present Improvement upon Land: House
Deed recorded at Doylestown in Deed Book 324 Page 52

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: 2-19-2015
Your statement of alleged error of Zoning Administrative Office: Proposed Deck
encroaches rear yard setback.

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Chapter 232 Zoning - Section 232-259(c). Proposed Deck encroaches in the rear setback.

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

I am requesting a variance to construct a deck which encroaches the rear yard setback.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

Please See Attachment with Answer

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.
BENSALEM 2018

2-27-15

Date

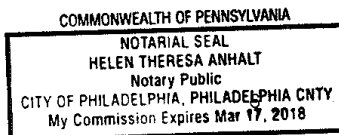
Sworn to and subscribed before me this

27 day of Feb. 20 15

Notary Public

BENSALEM 2018

My commission expires:



Attachment #1

Question #7

I am asking for a variance to construct a deck in the rear yard of my home. The reasons I believe the zoning board should approve my appeal are the following:

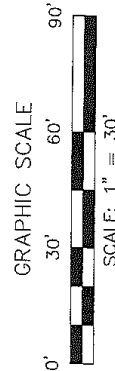
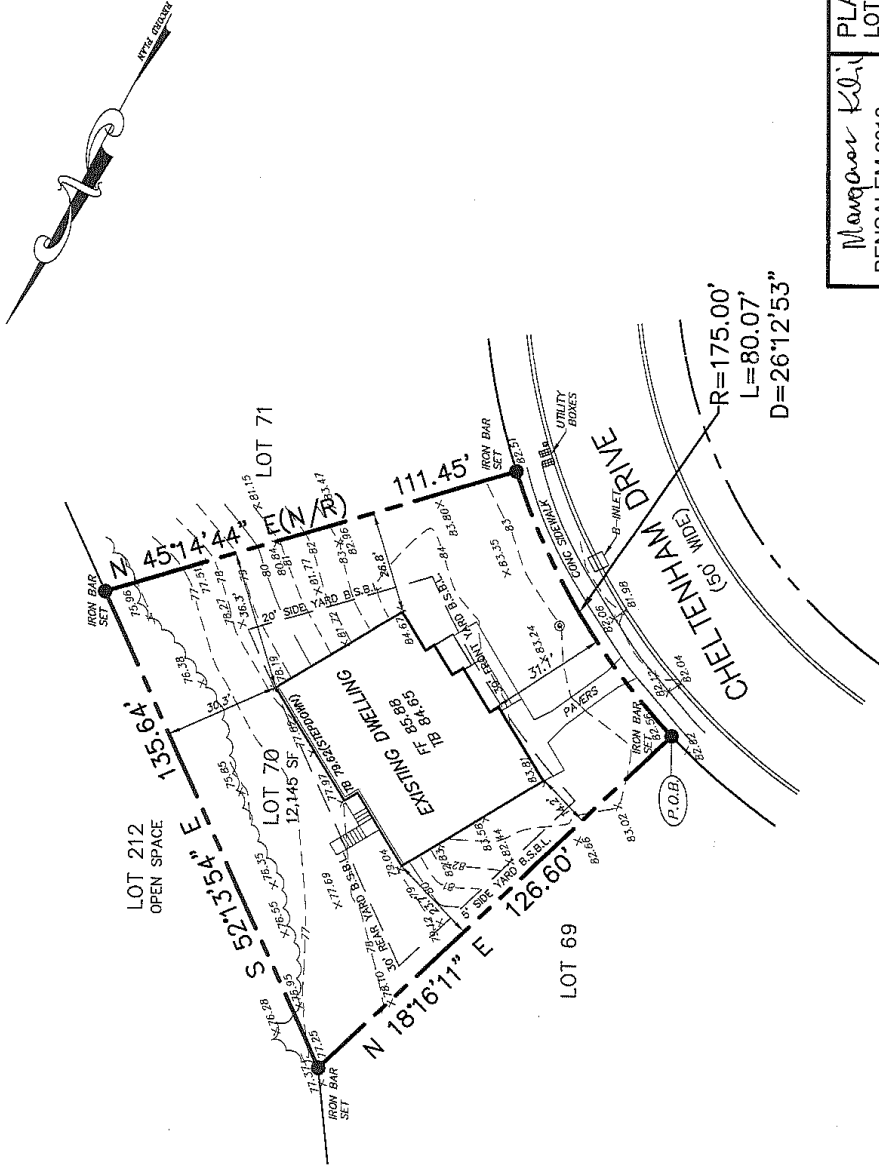
1. The building left absolutely no space for us to build the deck. The house sits right on the rear setback.
 2. We do not have a first floor walk out and our living space is on the second floor.
 3. The rear yard of our home stays very saturated with water and not very level. The ground is very moist and often muddy. The deck allows us to utilize the space without having to deal with the saturated uneven land.
 4. I have had a bone fusion in my left foot. This disability can make it painful and at times dangerous to negotiate steps especially when wet. The deck would allow me to enjoy the rear yard of my home with having to go up and down flights of stairs. I have a handicapped card from the state of Pennsylvania.
 5. The deck faces a wooded area with no homes directly in back of our property. There are homes on the other side of the wooded area; however, the deck will not be in site of any homes behind our property (see pics).
-

DEED DESCRIPTION:

THE SURVEY SHOWN HEREON IS BASED UPON A PLAN ENTITLED "RECORD PLAN - DELUCA HOMES, SAINT FRANCIS", BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AS PREPARED BY PICKERING, CORTIS & SUMMERSON, INC. DATED FEB. 6, 2012 AND LAST REVISED FEB. 13, 2012 BEING SHEETS 2 THRU 17 OF 103.

NOTES:

- 1) THIS SURVEY SHALL BE USED ONLY FOR PURPOSES OF THE ACQUISITION AND/OR MORTGAGE OF THE PROPERTY DELINEATED HEREON, AND RELATED TRANSACTIONS THERE TO. CONSULTING ENGINEER SERVICES AND/OR THE PROFESSIONAL LAND SURVEYOR NAMED HEREON SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGES RESULTING FROM THIS SURVEY BEING USED FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION OF FENCES, BUILDINGS, BUILDING ADDITIONS, LANDSCAPING, ETC.
- IF PROPERTY CORNERS ARE SHOWN ON THIS SURVEY TO HAVE BEEN SET OR FOUND, CONSULTING ENGINEER SERVICES SHALL BE NOTIFIED PRIOR TO ANY IMPROVEMENT AND/OR CONSTRUCTION ACTIVITY TO VERIFY THE CORNERS HAVE NOT BEEN MOVED OR DISTURBED.
- 2) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.
- 3) SURVEY BASED ON FOUND LOCAL MONUMENTATION.
- 4) THIS PROPERTY IS SUBJECT TO ANY EXCEPTIONS, RESTRICTIONS, AND/OR ENCUMBRANCES INCLUDED IN THE TITLE REPORT FOR THIS PROPERTY.
- 5) THIS PROPERTY IS ALSO SUBJECT TO ANY EASEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY.
- 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 7) TIES SHOWN HEREON ARE TO THE FOUNDATION WALLS.
- 8) THE EXISTING CONDITIONS ON THIS PLAN ARE BASED UPON FIELD WORK DONE BY CONSULTING ENGINEER SERVICES ON 8/7/13.



DATE	DESCRIPTION	BY
06/09/13	PLAN OF SURVEY	AS
07/24/13	FOUNDATION	AS
07/29/13	AND TRIP NUMBER	AS
12/02/12	FOOT PLAN	AS
DATE	ACTION	BY
12/02/12	FOOT PLAN	AS

THE PLANNED SURVEYING PROJECT, INCLUDING THE DESIGN, FIELD WORK, AND THE PREPARATION OF THIS PLAN, WAS COMPLETED BY THE SURVEYOR, MARGARET KULIK, PROFESSIONAL LAND SURVEYOR, NO. 30075204, ON 12/02/12. THE SURVEYOR'S SEAL IS LOCATED ON THE RIGHT MARGIN OF THIS PLAN.

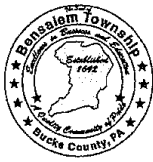
Margaret Kulik
BENSALEM 2018
PROFESSIONAL LAND SURVEYOR
30075204

PLAN OF SURVEY
LOT 70 - TPN# 02-071-104
1301 CHELTENHAM DRIVE
WELLINGTON ESTATES (AKA SAINT FRANCIS)
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DRH #27

DESIGNED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
1500 KESLER DRIVE, SUITE 100
TELEPHONE (610) 232-2300 FAX (610) 232-2346
N.J. CERTIFICATE OF AUTHORIZATION No. 24042785700

DATE 12/02/12 SCALE 1" = 30' GCS NO. 3214 SRT NO. 1 OF 1
3214706n.dwg



BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

Director of Building and Planning

2400 Byberry Road • Bensalem, PA 19020

February 19, 2015

Jeffrey Pittner
1301 Cheltenham Dr
Bensalem, PA 19020

Project:	DECK
Project Address:	1301 Cheltenham Dr Bensalem, PA 19020
Tax Parcel:	02-071-104
Property Owner:	Same as addressed
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, [Section 232-259(c)]. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

BENSALEM 2018

Township Engineer

HWG/lva
Enclosures


cc: dreamdecks@comcast.net


BENSALEM 2018

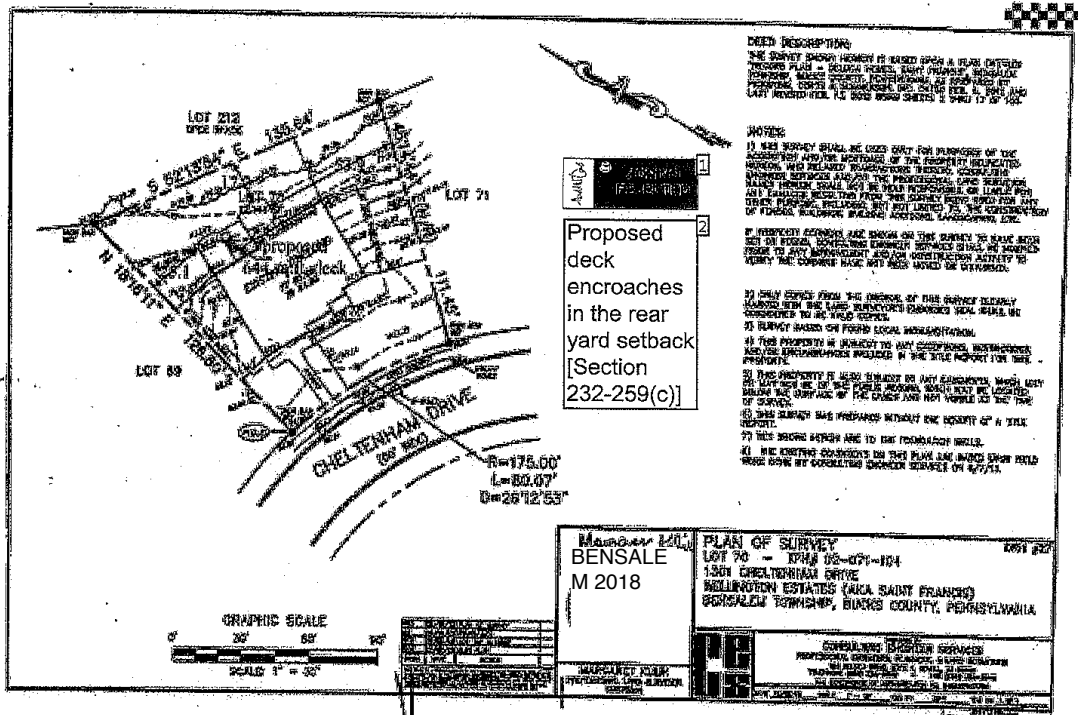
Letter Address

Summary of Comments on pittner plotplan.pdf

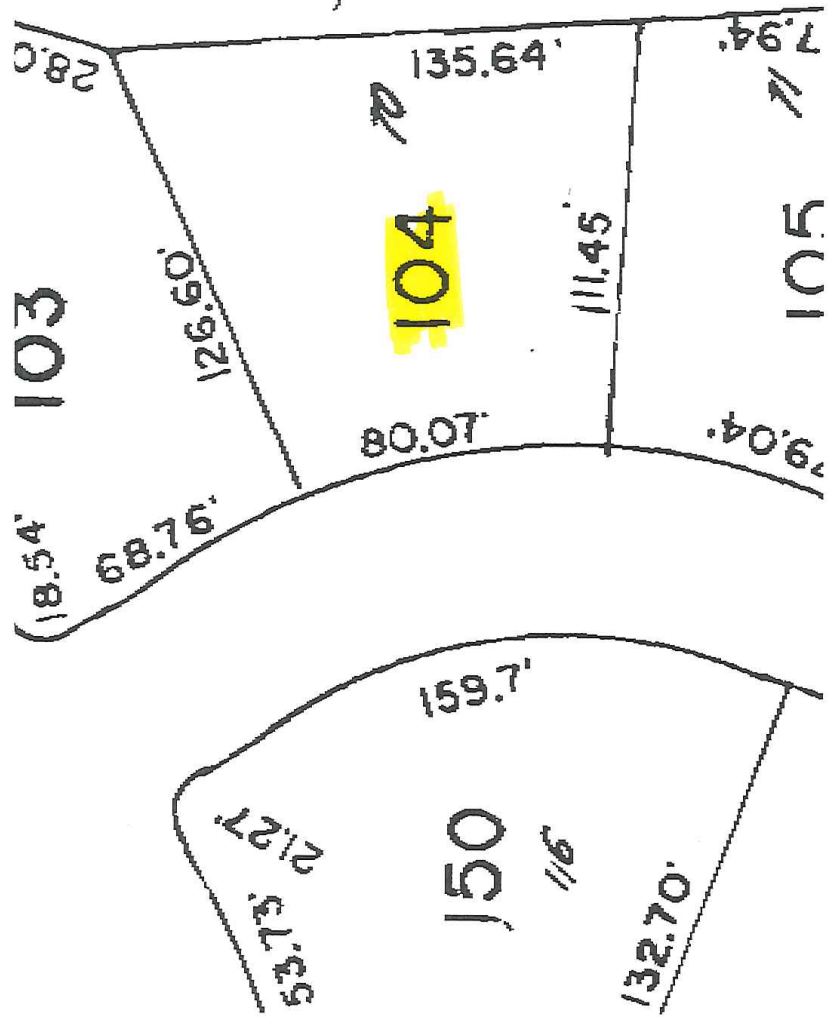
Page: 1

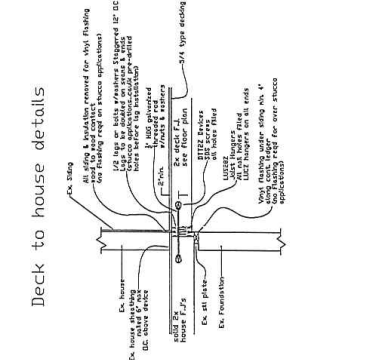
 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 2/19/2015 9:08:02 AM

 Number: 2 Author: rgans Subject: Text Box Date: 2/19/2015 9:13:15 AM
Proposed deck encroaches in the rear yard setback
[Section 232-259(c)]



2-71-104
1301 Cheltenham
Tax map





- ▶ DESIGN IS 2009 IRC CODE COMPLIANT
- ▶ ALL CONCRETE TO BE 3500 MIX
- ▶ ALL FRAMING TO BE PT ACQ #1 OR BETTER
- ▶ DECKING TO BE 5/4 X 6 Zuri Board, a TimberTech EARTHWOOD TYPE composite decking
- ▶ RAILING TO BE TimberTech Radiance rails.
- ▶ ALL HARDWARE TO BE SS STEEL OR SHALL MEET ASTM A-153 CLASS D HOT DIPPED GALVANIZED
- ▶ ALL MECHANICAL HARDWARE SHALL BE FASTENED W/ APPROVED FASTENERS TO PREVENT UPLIFT
- ▶ FLASHING TO BE VINYL ALONG HOUSE no flashing req'd for stucco applications
- ▶ DESIGN LIVE LOAD 40/10 PSF (MIN.)

DREAM DECK DESIGNS		CONSTRUCTION, CO. INC.		OWNER: Mr. and Mrs. Jeffrey Pittner	
SCALE: 1/8"=1'	DESIGNED BY: DREAM DECK DESIGNS	ADDRESS: 1302 Cheltenham Dr.			
DATE: 11/14	DRAWN BY: RICHARD S. KOPCHINSKI	Bensalem PA 19020			
PROPOSED DECK FLOOR PLAN		PHONES: BENSELEM 2018			
APPROX. 644 sq. ft. deck (includes steps) APPROX. 84' linear ft. of railings needed		PHONE 215-953-1617		E-MAILS	



